

SECTION 2

The following sections of the application are to be completed by the **APPLICANT**.

Complete within the form, as the space will expand as more information is added.

APPLICANT INFORMATION

Applicant Name	Mark Hutchins	Street Address	407 Monticello Ave.	
		Mailing address	407 Monticello Ave.	
Name of Business that Owns Property	Hutchins Properties, LLC	City /State/Zip	Durham, NC 27707	
Contact Person	Mark Hutchins			
Title	Manager / Owner	Phone Ext	919-295-0041	
Email Address	mhutchins2@nc.rr.com	Company website		
Fax	919-294-0041	Alt Phone		
# of years in business	54 years in auto supply business			
Tax Status of Business (check all that apply)	<input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> Corporation (Designation) <input type="checkbox"/> Partnership	Legal Status of Business:	<input checked="" type="checkbox"/> For Profit <input type="checkbox"/> Not-for-profit (Designation) <input type="checkbox"/> Other _____	
How long has the applicant owned the property?	34 years	Is the property currently vacant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Level of experience applicant or development partner has developing comparable projects successfully	Rockwood Development, LLC has been engaged as the development manager for redevelopment of this property. Among other projects, Rockwood Development has successfully renovated and repositioned retail properties in Durham (Rockwood Center, 2501 University Drive) and Winston-Salem (Robinhood Plaza, 3458 Robinhood Road) and served as co-developer and project manager of Mangum 506 Condominiums (506 N. Mangum St.), a mixed-use condominium development in downtown Durham. She holds a Master's degree in City & Regional Planning from UNC-Chapel Hill.			
Has a tenant or lease agreement been secured by the building owner	<input type="checkbox"/> Yes <input type="checkbox"/> No Letter of intent has been signed by established restaurant owner.			



SECTION 3

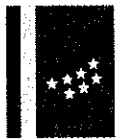
FINANCIAL NEED

Provide the total project capital investment (must be private, non-residential capital investment). See Section 1 Business Requirements for minimum investment per eligible area	\$ 407,884		
Amount of public funds requested	\$ 332,884	Amount financed by applicant	\$ 75,000
Statement explaining need for public funds	Building needs substantial structural repairs, a new roof, and significant upgrades to plumbing, mechanical and electrical systems in order to be converted to productive use. Current market rents do not support necessary renovations w/o public funds.		
Provide a financial analysis that supports the viability of the project, including details explaining how the project will be funded completely (i.e. bank loan, private equity, city incentive, etc.)	See attached Development Plan.		

SECTION 4

OVERVIEW OF PROJECT

Physical address of proposed project	408 W. Geer St.	Parcel PIN # of proposed project. Visit http://www.ustaxdata.com/nc/durham/durhamtaxsearch.cfm to determine PIN	0822-20-90-5357
Is the property located on a public transportation route? To view routes, visit http://data.durhamnc.gov and select Schedules & Maps on the menu	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the property designated as historic property or within a historic district? Visit The Durham City-County Planning Department to determine http://www.durhamnc.gov/departments/planning/pdf/hist_resources_map.pdf	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you have a statement of support for the project from the local Partners Against Crime (PAC) Committee? To contact your local PAC visit http://www.durhampolice.com/pac/	<input type="checkbox"/> Yes <input type="checkbox"/> No On agenda for 10/13/11 PAC5 meeting.		



1869
 CITY OF MEDICINE

Estimated start date and completion date if
 grant is awarded

Start Date:
 1/2/2012

Completion Date:
 9/1/2012

SECTION 5 (Limit response to 500 words)

PROJECT DETAILS

1. Provide a brief description of the project, intended use of the development, square footage

Stabilize building foundation and masonry walls (13,160 s.f.); replace roof on two of building's three sections with insulated roof; replace storefront glass on front of building, including restoration of curved glass; update electrical and plumbing systems for restaurant use; prepare restaurant space (2,951 s.f.) for commercial kitchen fit-up and restaurant finishes.

2. Is proposed project consistent with relevant design plans approved by City Council? If so please explain. Plans are Updated Downtown Durham Master Plan (Dec. 11, 2007), City Center Retail Strategy, RKG Neighborhood Assessment and Plan. To review plans visit <http://www.ci.durham.nc.us/departments/eed/publications.cfm>

The building is located in the DD-S1 district and is the Downtown Development Tier. While not in any of the districts designated in the plan, this property is located across the street from the Central Park District and supports the tenets of the Master Plan by redeveloping underutilized property, improving downtown streetscapes, and providing a destination along the Foster and Rigsbee Street corridors. Furthermore, this redevelopment provides tenant-ready restaurant space in Phase I and prepares the building for retail tenants in Phase II.

3. Describe sustainable measures which will be utilized in considering the environment during construction/deconstruction

The developer will not seek LEED certification on this building because of the added costs of the certification process. However, best practices for energy efficiency have been incorporated into the selection of construction materials and methods. These include: High-SEER HVAC system, insulated glass, energy-efficient lighting, white membrane roof, and increasing pervious surfaces on site. By adapting an obsolete building for new uses, the developer is sending much less construction waste to landfills than would be the case if this building were torn down and replaced with new construction.

4. Describe any of the following items that may be provided (in kind only): Enhancement to parks, plazas, greenways, parking, street activity or accommodations for pedestrian amenities such as bike racks, transit shelters, etc.

The current condition is auto-centric and pedestrian unfriendly. This project would add street trees, create outdoor seating, provide bike racks for alternate transportation, screen parking areas and drastically improve the vitality of the pedestrian environment. Additionally, directly north of this site is Old North Durham Park, the vitality and safety of which will be enhanced by the restoration of this structure.



City of Durham Office of Economic and Workforce Development
Application for Economic Development Incentives
Building Improvement Grant

FOR INTERNAL USE ONLY			
Project Location	<input checked="" type="checkbox"/> Downtown and/or <input type="checkbox"/> Parrish Street Project Area	OR	<input type="checkbox"/> In Targeted Section of Urban Growth Area <input type="checkbox"/> In Targeted CDA Corridor
Date Application Received:	Oct. 7, 2011	Date Application Complete:	
Reviewed By:		Date:	
Approved By:		Date:	

I certify to the City of Durham that ALL of the information contained in this application is true and correct to the best of my knowledge. I agree to supplement this application with such additional information as may be requested in order to provide the most accurate and complete picture of my company and the timing of the project for which I am seeking incentive funding. I acknowledge the requested incentives constitute a bonafide inducement for my company to undertake this project, without which inducements my company would be less likely to pursue this project.

MARK HUTCHINS
Print Name
Mark Hutchins
Signature

MANAGER
Title
10-7-11
Date